



Minutes

**BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 19, 2011 AT 6PM
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 S. TEXAS AVENUE**

On the 19th day of December, 2011, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 6:00pm.

BSC Members Present: Jerry Ponzio
Victor Drozd
Jerry Russum
Cheryl Free
Daryl Massey

Staff Members and Others: Greg Cox, Chief Building Official
Martin Zimmermann, Planning Administrator
Jonathan Koury, Assistant City Attorney
Fred Taylor, Deputy Fire Marshall
Sandra Willis, Code Enforcement Officer
Sharon Hauke, Code Enforcement Officer
Charmaine McKinzie, Dev. Serv. Representative

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

1. CALL TO ORDER.

Chairman Ponzio called the meeting to order at 6:05pm.

2. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

3. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON NOVEMBER 28, 2011.

Commissioner Drozd moved to approve the regular meeting minutes of November 28, 2011. Commissioner Massey seconded the motion.

Chairman Ponzio asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

4. APPROVAL OF REGULAR MEETING DATES FOR 2012.

Mr. Zimmermann, Planning Administrator, went over the proposed meeting dates for 2012 reminding Commissioners that meetings are held on the fourth Monday of every month and proposing that the December meeting be cancelled due to its proximity to the holidays. Commissioners had no objections to the proposed meeting schedule. .

5. OPENING STATEMENT FROM THE CHAIR.

Chairman Ponzio read the opening statement.

6. SWEARING IN OF ALL PRESENT AND INTENDING TO TESTIFY.

Chairman Ponzio swore in everyone in the audience that was planning on speaking concerning any of the properties on this meeting agenda.

7. REQUESTS TO DECLARE THE FOLLOWING BUILDINGS UNSAFE AND TO ORDER THE SAME TO BE VACATED, REPAIRED, SECURED OR DEMOLISHED – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (The order of hearings during this meeting is subject to change without notice, anyone wishing to speak at a hearing should be present at the start of the meeting. Commission makes final determination; appeals may be directed to district court).

- c. Case # 1815 – 1211 Bruce Street**
Owner: Warren Anthony
Bryan's 1st, Block 11 & 12, Lot 4

Mr. Zimmermann advised that staff recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 Subsection 2, 4, 5, 6, 7, 8 and 9. Staff recommends that the Commission issue an order to the owner, lien holder, or mortgagee to demolish/remove the building and accessory structure within 30 days. Staff further recommends that the Commission order the City to demolish the building and accessory structure and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lien holder, or mortgagee fails to comply with the Commission's order.

Chairman Ponzio Opened the public hearing.

Mr. Warren Anthony of 1113 E William J Bryan Parkway, Bryan, Texas, stated that he did get bids on the house to repair, but felt it was not worth putting the money into it. Mr. Anthony then advised the Commission he will demolish but he needs more time to get the good lumber out of the house before its demolished.

Responding to a question from Commissioner Drozd, Mr. Anthony stated that he would need at least 60 days to demolish the house.

Chairman Ponzio Closed the public hearing

Commissioner Massey moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lien holder or mortgagee to and demolish the building within 60 days or the City will demolish. Commissioner Russum seconded the motion.

Chairman Ponzio asked if there were any discussion.

There was none.

The motion passed unanimously.

- b. Case # 1810 – 1717 Groesbeck Street #110**
Owner: Martha Morales % Hector M Cepeda
Zeno Phillips, Block 17, Lot 23 (Krenek MHP)

Mr. Zimmermann advised that staff recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 Subsection 2, 4, 5, 6, 7, and 8. Staff recommends that the Commission issue an order to the owner, lien holder, or mortgagee to demolish/remove the building and accessory structure within 30 days. Staff further recommends that the Commission order the City to demolish the building and accessory structure and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lien holder, or mortgagee fails to comply with the Commission's order.

Chairman Ponzio opened the public hearing.

Mr. Hector M Cepeda of 2708 Brookway Drive, College Station, Texas advised that this is his mother's mobile home. Mr. Cepeda stated that he had someone that would move the mobile home out of the City for free, but that the manager of the mobile home park would not allow them to move it stating that a debt had not been paid off.

Responding to a question from Mr. Cepeda, Mr. Zimmermann advised that the mobile home park owner would also receive a copy of the Commission's order. Mr. Koury added that if the City were to remove the home that any incurred cost would be billed to the owner of the home and of the park,

Commissioner Massey moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lien holder or mortgagee to and demolish the building within 30 days or the City will demolish. Commissioner Drozd seconded the motion.

Chairman Ponzio asked if there were any discussion.

There was none.

The motion passed unanimously.

Mr. Zimmermann advised that there was no one in the audience to address the Commission on the remaining agenda items:

- a. Case # 1808– 1813 West 28th Street**
Owner: Brenda Owens & Aubra Owens Carter
SFA #9, Block 14, Lot 3

- d. Northcutt Mobile Home Park – 1000 Alice Street**
Thomas Heights Addition, Block 6, Lot 8 & pts of Lots 6 & 7
- 1. Case # 1811 – 1000 Alice Street #1**
Owner: Carmaleete Kocman Northcutt % Cynthia P & Edward Horton
 - 2. Case # 1812 – 1000 Alice Street #2**
Owner: Carmaleete Kocman Northcutt % Cynthia P & Edward Horton
 - 3. Case # 1813 – 1000 Alice Street #7**
Owner: Carmaleete Kocman Northcutt % Cynthia P & Edward Horton
 - 4. Case # 1814 – 1000 Alice Street #12**
Owner: Carmaleete Kocman Northcutt % Cynthia P & Edward Horton

Commissioner Massey moved to accept the City's recommendations for agenda items 7 a., d 1-4., and I that these properties are a hazard to the health, safety and welfare of citizens and ordered that the structures thereon be secured and demolished by the owners, lien holders, or mortgagees within 30 days, or the City will demolish. Commissioner Drozd seconded the motion.

Chairman Ponzio asked if there were any discussion.

There was none.

The motion passed unanimously.

8. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).

- A. January 2012 workshop meeting.**
- B. BSC appreciation lunch/dinner.**
- C. Next regular meeting date is February 27, 2012.**

Mr. Zimmermann reminded that the January 2012 workshop meeting had been cancelled and that there would be an appreciation lunch for the Commission at Noon on Monday, January 30, 2012 at C&J's BBQ, 1010 S. Texas Avenue in Bryan.

9. FUTURE AGENDA ITEMS (A Commissioner may request that a subject for which notice has not been given be placed on an agenda for future meeting).

No future agenda items were requested.

10. ADJOURN.

Without objection Chairman Ponzio adjourned the meeting at 6:36pm.

These minutes were reviewed and approved by the City of Bryan Building and Standards Commission on the 27th day of **February, 2012.**

_____, Chairperson
Building and Standards Commission
City of Bryan, Texas

Greg Cox, Chief Building Official and
Secretary to the Building and Standards
Commission